



GRASSROOTS
REALTY GROUP

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202 Citadel Circle NW
Calgary, Alberta

MLS # A2266995



\$685,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,807 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Close to Clubhouse, Few Trees, Landscaped, Lawn, Low Maintenance Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: n/a

Welcome to Citadel Close N.W. This exquisite, updated three-bedroom home with a fully finished lower level is located on a quiet street, within walking distance of school, parks and transit. This home has been freshly painted and carpeted and is equipped with Hunter Douglas window coverings. It features over 2600 square feet of living space, 1808 sq ft above grade and 800 sq ft in the basement. The main level has soaring ceilings into the front foyer and gleaming laminate floors that extend from the entry through the Kitchen. The dining room and laundry room finish off the main floor. All appliances are included in this home. The home offers three spacious bedrooms upstairs, two full baths, including a four-piece ensuite and two two-piece baths. The lower level is open, featuring a large family room centred around a beautiful stone gas fireplace and a convenient two-piece bathroom. There is ample storage in the basement and a large attached two-car garage. The deck is large, with a kids' playhouse overlooking a fully fenced, south-facing backyard that receives abundant sunlight and is perfect for outdoor enjoyment. This move-in-ready home is near schools, transit, Costco, Superstore, and other major retailers in Beacon Hill.